

## 34 York Street, Birmingham, West Midlands, B17 0HG



Rent: £1,350

Bedrooms: 3

Decor: Unfurnished

Available: 16th October 2020

Council:



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## York Street, Birmingham



Hadleigh Estate Agents are pleased to offer this superb three double bedroom, modern terraced house in Harborne, Birmingham.

The property boasts a modern finish throughout, with two large reception rooms and large modern gallery kitchen with all white goods included. Upstairs there are three double bedrooms, the master bedroom on the second floor benefits from en-suite bathroom and there is a large master bathroom on the first floor along with the other two bedrooms.

There is a large rear garden with two patio area and also a front driveway. The property also boasts double glazing and gas central heating throughout.

There are plenty of local amenities around with the high street a few minutes walk away, great public transport links and schools in the area.

Available NOW.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>63</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	<b>58</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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*When completing the documentation please write in PRINT*

## VIEWING INFORMATION

### PROPERTY ADDRESS:

34 York Street, Birmingham, West Midlands, B17 0HG

Date of Viewing:

Date of offer:

Negotiator:

**Tenants details:** *This section is for all tenants over the age of 18*

(Please include the Title of each tenant: Mr/Mrs/Miss/Mx/ Dr)

**Tenants under the age of 18:** *Names and ages*

**Tenants contact numbers:**

**Tenants email addresses:**

**Current address(es):**

**Current occupation, place of work and annual salary of each tenant:**

*Do the tenant(s) earn a basic salary of over 30 x the monthly rental amount? YES/NO*

## GUARANTOR DETAILS

**Guarantor name and relation(s) to tenant(s):**

**Guarantor contact number:**

**Guarantor email address:**

**Guarantor current occupation, place or work and annual salary:**

*Does the guarantor earn a basic salary of over 30 x the monthly rental amount? YES/NO*

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<b>Holding deposit:</b> <i>(This will be credited to your deposit upon successful references being received)</i>	
<b>Rental amount offer:</b>	<b>Preferred Tenancy Length:</b>
<b>Preferred tenancy start date:</b>  <i>(Tenancy start date is subject to contract and receiving satisfactory references for all applicants)</i>	
<b>Are you happy to take the property as seen?</b> Yes No <i>(If no, please state list in Special Conditions)</i>	<b>Pets:</b> Yes No <i>(If yes, please state in Special Conditions)</i>
<b>Special Conditions:</b>     	
<b>Does any of the Tenant(s) or the Guarantor(s) have any current or historic Adverse Credit, CCJ's or Insolvencies?</b> Yes No <b>If yes, please list below</b> <i>(Failure to do so may impact your application)</i>	
<i>Hadleigh Estate Agents cannot guarantee any of the above until the landlord has been notified of the above offer and they have agreed. Once agreed Hadleigh will take the holding deposit equivalent to One weeks Rent (<i>Rental amount x 12 /52</i>)</i>	
<i>By Signing this reservation form I/we agreed that all information above is correct and accurate at the time of reservation and we have been provided with all relevant material relating to the Reposit option and made aware of all costings involved.</i> <b><i><u>*Hadleigh Estate Agents hold the right to retain the holding fee should any of the information in the offer form be misleading or inaccurate*</u></i></b> <b><u>Name(s):</u></b>  <b><u>Signature(s):</u></b>  <b><u>Date:</u></b>	

Please email your application to [samantha@hadleighuk.com](mailto:samantha@hadleighuk.com) along with copies of passports & any relevant visa documentation